



Little Ireland Cottage, Little Ireland, Wedmore BS28 4BJ

£400,000 Freehold

COOPER  
AND  
TANNER



# Little Ireland Cottage

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£400,000 Freehold

### Description

This stunning stone built cottage on a tranquil lane on the edge of Wedmore has been renovated to a high standard and is brimming with beautiful original features and charm. With views over farmland yet conveniently located for access to village amenities and schools, the property provides the perfect country retreat.

Entering the house through the timber front door into the entrance hall, there is a cloakroom with white WC and wash hand basin and cupboard housing the Worcester oil-fired boiler. The triple aspect kitchen with exposed roof beams and tiled flooring is fitted with white wall, floor and drawer units with wooden worktops. A kitchen island provides the perfect dining space with room for two stools plus further storage with drawers and a vegetable storage rack. There is a Belfast sink with mixer tap and built in oven with inset ceramic hob and space for washing machine and free-standing fridge freezer.

The kitchen leads into the beautiful 21' long sitting room with a magnificent inglenook fireplace with woodburning stove with exposed stonework and old bread oven the star of the show. The country cottage feel continues with exposed beams, wide wooden flooring, deep recessed windows and

ornate radiator covers. Double glazed timber windows to the front and back flood the room with light. There is ample space here for a dining area or continue to the room beyond which could be used for dining or a study. A glazed door provides separate access and a wooden staircase, with storage cupboards under, lead to the bedrooms.

Upstairs the landing leads onto three double bedrooms and the bathroom with the wooden flooring and character features, including exposed beams and stonework, continuing. All the rooms offer beautiful views of the countryside surrounding the cottage. The primary and second bedrooms have built in wooden wardrobes. The contemporary bathroom has a white panelled bath, WC and pedestal wash basin suite with a separate shower and is partly tiled.

### Outside

To the side of the property, a sunny, easy to maintain patio garden is the perfect place to enjoy the peaceful setting. From the patio near to the house a stepping stone pathway leads over shingle to a wooden decking dining area and garden shed. The garden is enclosed with wooden fencing and hedging with flower and shrub borders. There is parking on the roadside alongside the cottage.









## Location

Little Ireland is a rural hamlet situated just on the outskirts of the Saxon village of Wedmore. This thriving village has an array of interesting shops including a gallery, village store, butchers and fish-mongers and several cafe's and three pubs. There is also a doctors, dentist and pharmacy. The Cathedral City of Wells is just 7 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 15 miles away and train links to London and Bristol via Highbridge station or Castle Cary station. Little Ireland Cottages is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey's Middle School and the Kings of Wessex Senior School. There are also reputable independent schools, including Millfield, Wells Cathedral and Taunton School.

## Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street and continue out of Wedmore and past the First School. Take the next left into Kelsons Lane and at the T junction turn right toward Heath House and the property will be found shortly after on the left-hand side.



### Local Information Wedmore

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Oil fired central heating

**Services:** Mains water, electricity, private drainage

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

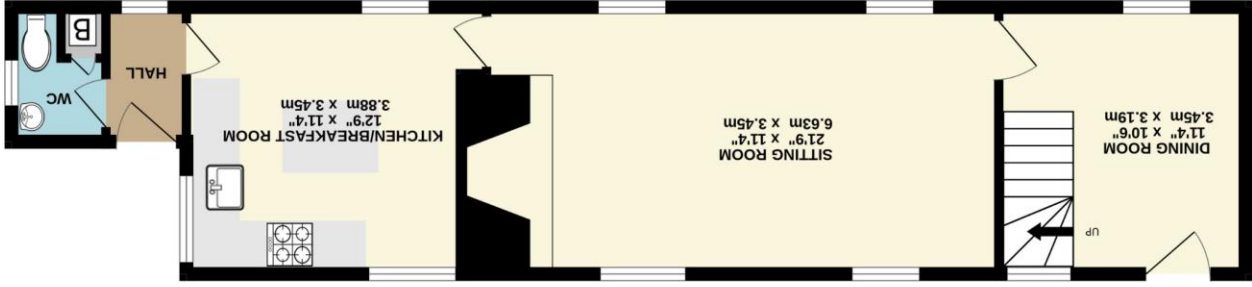
- Highbridge and Burnham Station



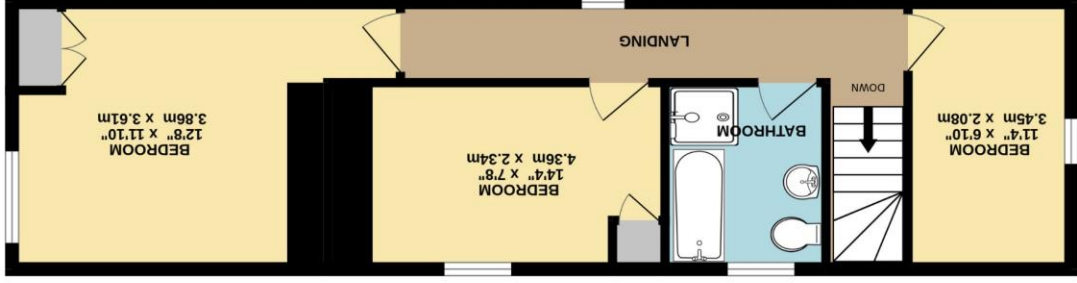
#### Nearest Schools

- Wedmore First School
- Hugh Sexey's Middle School
- Kings of Wessex Academy

**GROUND FLOOR**  
520 sq.ft. (48.3 sq.m.) approx.



**1ST FLOOR**  
484 sq.ft. (44.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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